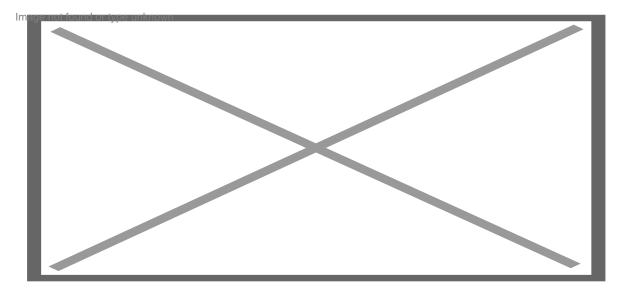


Tarrant Appraisal District Property Information | PDF Account Number: 42063726

Address: 8677 N BEACH ST

City: FORT WORTH Georeference: 1869M-A-6R2 Subdivision: BEACH-NORTH TARRANT TWO ADDN Neighborhood Code: Food Service General Latitude: 32.8985981731 Longitude: -97.2903855647 TAD Map: 2060-444 MAPSCO: TAR-036E





This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: BEACH-NORTH TARRANT TWO ADDN Block A Lot 6R2 PLAT D215133828

Jurisdictions:

Site Number: 800007403							
(Site) Name: GOLDEN CHICK							
(223) Cita Classe ECEsstEssel, Essed Comiss Esst Essed Destaurant							
Site Class: FSFastFood - Food Service-Fast Food Restaurant							
Parcels: 1							
Primary Building Name: GOLDEN CHICK/42063726							
Primary Building Type: Commercial							
Gross Building Area ⁺⁺⁺ : 1,672							
Net Leasable Area ⁺⁺⁺ : 1,672							
Agent: SOUTHWEST PROPERTY TAX (003 feercent Complete: 100%							
Land Sqft*: 44,955							
Land Acres [*] : 1.0320							
Pool: N							

ranked in the following order: Recorded, Computed, System, Calculated.



Current Owner: LIGT LLC Primary Owner Address: 3195 FALCON RD PROSPER, TX 75078

Deed Date: 8/1/2022 Deed Volume: Deed Page: Instrument: D222192137

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUSTER COMMONS LP	8/1/2015	<u>D215144040</u>		

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$658,166	\$584,415	\$1,242,581	\$1,242,581
2023	\$0	\$575,000	\$575,000	\$575,000
2022	\$0	\$719,280	\$719,280	\$719,280
2021	\$0	\$719,280	\$719,280	\$719,280
2020	\$0	\$719,280	\$719,280	\$719,280

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.